LOT 1 & W1/2 LOT 2 BLOCK 6 FORES
UNIT 1 & BEG NW COR OF LOT 1, BL
HILLS UNIT 1, RUN N 134.9 FT, E

CURTIS GERALD L/GREANY CARLA
413 SE OAK ST
LAKE CITY, FL 32025-6829

2026

00-00-00-07746-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

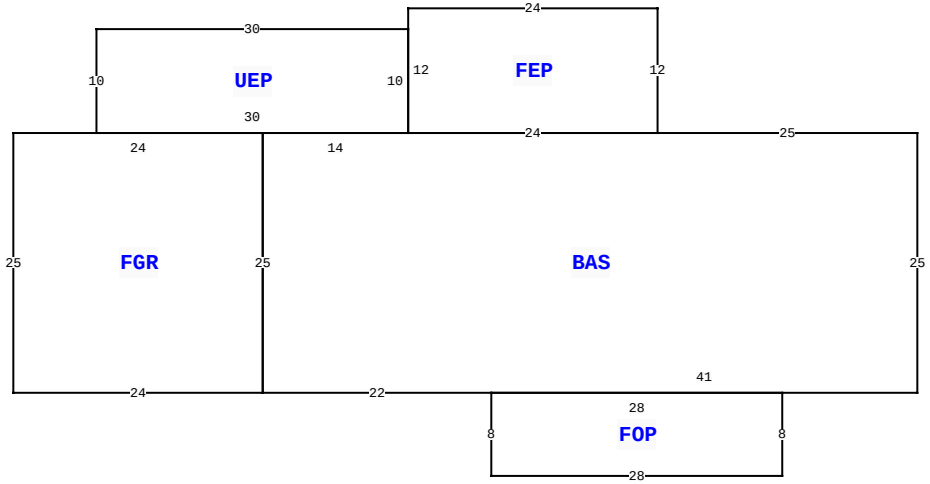
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	5417.0600	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,575	100		1,575	130,016
FEP	288	80		230	18,987
FGR	600	55		330	27,242
FOP	224	30		67	5,531
UEP	300	60		180	14,859
TOTALS	2,987			2,382	196,634

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,382	113.3930	127.00	302,514	1963	1963	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2023 Heated Area: 1575 HX Base Yr 2023



413 SE OAK ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		196,634
TOTAL MARKET OB/XF VALUE		16,036
TOTAL LAND VALUE - MARKET		39,676
TOTAL MARKET VALUE		252,346
SOH/AGL Deduction		7,528
ASSESSED VALUE		244,818
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		194,096
TOTAL JUST VALUE		252,346
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		252,346

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1481/2608	12/23/2022	WD	Q	I	01	274,900
GRANTOR: BASSO VERONICA						
GRANTEE: CURTIS GERALD L						
1259/1535	8/08/2013	LE	U	I	11	100
GRANTOR: VERONICO BASSO (UNREM						
GRANTEE: VERONICO BASSO(LIF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 FEP= N12 W24 S12 E24$ W24 UEP= N10 W30 S10E30$ W14
FGR= W24 S25 E24 N25$ S25 E22 FOP= S8 E28 N8 W28$ E41 N25$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	1963	1963	3	40	14,336	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2011	2011	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 16,036

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		*RSF-2	0.00	0.00	39,676.00	SF		1.00	1.00	1.00	1.00	1.00	39,676							

REVIEW DATE 01/24/2023 BY ME Total Acres: 0.91 Total Land Value: 39,676 Market: 0 Agricultural: 0 Common: 39,676 PRINTED 11/20/2025 BY SYS